

ATTACHMENT 2

EXHIBIT B - CONDITIONS OF APPROVAL DRC2013-00023 / David Slater and Chris Hays

Approved Development

1. This approval authorizes a Minor Use Permit/Coastal Development Permit to allow an approximately 433 square-foot living space addition to an existing 2,010 square-foot single family residence. The project will also provide an additional 125 square feet of permeable deck area, resulting in a total of 255 square feet of permeable deck area. The project will result in the disturbance of approximately 900 square feet (33 cubic yards) on an approximately 9,985 square-foot parcel.
 - a. Maximum height of the addition is 14 feet from average natural grade.

Conditions required to be completed at the time of application for construction permits

Site Development

2. **At the time of application for construction permits**, submit a revised site plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. Project limit area; The project limit area shall include all areas of site disturbance including any grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
 - b. Replanting/Revegetation; In the event the 30" diameter Monterey Pine is impacted by construction activities, the Monterey Pine shall be inspected by a qualified arborist. Should the pine be designated impacted and hazardous the applicant shall show a replacement of the Monterey Pine at a 4:1 ratio. Pinus radiata var. macrocarpa, the native Monterey Pine tree, shall be used for replanting of the pine tree removed. No out of area Monterey Pine stock shall be used.
3. The applicant shall obtain the following permit in addition to any and all other permits required by ordinance or code.
 - a. Building permit for the master bedroom addition.
4. **At the time of application for construction permits**, all project conditions shall be clearly printed on the plans.
5. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

ATTACHMENT 2

Drainage

6. **At the time of application for construction permits**, the applicant shall submit a drainage plan prepared by a Registered Civil Engineer for review and approval by the County Public Works Department. The plan shall, at a minimum evaluate: 1) the effects of the project's projected runoff on adjacent properties and existing drainage facilities and systems, and 2) estimates of existing and increased runoff resulting from the proposed improvement. The plan shall include Best Management Practices (BMPs) to address polluted runoff, including, but not limited to minimizing the use of impervious surfaces (e.g., installing pervious driveways and walkways) and directing runoff from roofs and drives to vegetative strips before it leaves the site.

Sedimentation and Erosion Control

7. **At the time of application for construction permits**, a sedimentation and erosion control plan shall be prepared per County Coastal Zone Land Use Ordinance Section 23.05.036 for review and approval by the County Public Works Department, and it shall be incorporated into the project to minimize sedimentation and erosion. The plan will need to be prepared by a registered civil engineer and address the following to minimize temporary and long-term sedimentation and erosion: slope surface stabilization, erosion and sedimentation control devices, final erosion control measures, and control of off-site effects.

Storm Water Pollution Control and Discharge

8. **At the time of application for construction permits**, the applicant shall submit plans that comply with the requirements of the National Pollution Discharge Elimination System Phase I and/or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance.

Fire Safety

9. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code. Requirements shall include, but not be limited to those outlined in the Fire Safety Plan, prepared by the CDF/County Fire Department for this proposed project and dated October 30, 2013.

Services

10. **At the time of application for construction permits**, the applicant shall provide the letter from Cambria Community Services District, dated October 28, 2013, stating they are willing and able to service the property.

Conditions to be completed prior to issuance of a construction permit

Fees

11. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Grading, Drainage, Sedimentation and Erosion Control

12. **Prior to issuance of construction permits**, if grading is to occur between October 15 and April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.

ATTACHMENT 2

13. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department, which shall conform to the "National Pollutant Discharge Elimination System" storm water management program regulations.

Conditions to be completed during project construction

Building Height

14. The maximum height of the proposed project (master bedroom addition) is 14 feet from average natural grade.
 - a. **Prior to any site disturbance**, a licensed surveyor or civil engineer shall stake the lot corners, building corners, and establish average natural grade and set a reference point (benchmark).
 - b. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a licensed surveyor prior to pouring footings or retaining walls, as an added precaution.
15. **Prior to approval of the roof nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Preservation of Trees and Native Vegetation

16. To protect Monterey Pine trees and significant understory vegetation, the following construction practices shall be implemented:
 - a. All plan notes required in Condition 2(b) and 23 shall be implemented.
 - b. **Protective Measures.** Practices to protect root systems, trees and other vegetation shall include but not be limited to: methods prescribed in the Cambria Forest Management Plan; avoiding compaction of the root zone; installing orange construction fencing around protected areas shown on the site plan; protecting tree trunks and other vegetation from construction equipment by wood fencing or other barriers or wrapping with heavy materials; disposing of waste, paints, solvents, etc. off-site by approved environmental standards and best practices; and using and storing equipment carefully.
 - c. **Stockpiling of Materials.** Materials, including debris and dirt, shall not be stockpiled within 15 feet of any tree, and shall be minimized under tree driplines as required by the land use permit and the Fire Safety Plan. Stockpiled materials shall be removed frequently throughout construction. All stockpiled materials shall be removed before final inspection.
 - d. **Construction Practices.** Excavation work shall be planned to avoid root systems of all on-site trees and trees on abutting properties. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.

ATTACHMENT 2

- e. Prior to final inspection the applicant shall provide a letter to the County prepared by a qualified nurseryman or landscape contractor that the revegetation/landscaping plan has been properly implemented.
17. Construction and grading plans shall show the following:
- a. The “project limit area” shall include all areas of grading (including cut and fill areas, utility trenching and offsite improvements) and vegetation removal, the development footprint (i.e., all structures and/or site disturbance) necessary fire clearances and staging areas for all construction activities, the location of those activities, and areas for equipment and material storage.
 - b. Sturdy and highly visible protective fencing that will be placed along the 'project limit area'. Plan notes shall indicate this fence should remain in place during the duration of project construction to protect vegetation from construction activities.
 - c. Plan notes shall indicate native trees and undergrowth outside of the “project limit area” shall be left undisturbed.
 - d. Identify any necessary tree trimming. Plan notes shall indicate a skilled arborist, or accepted arborist's techniques, will be used when removing tree limbs.
 - e. Plan notes shall indicate wherever soil compaction from construction will occur within drip lines that the compacted root zone area shall be aerated by using one of the following techniques:
 - i. Injecting pressurized water.
 - ii. Careful shallow ripping that radiates out from the trunk (no cross-root ripping).
 - iii. Other County-approved techniques.
 - iv. Plan notes shall indicate no more than one-third of the area of the drip line around any tree to be retained should be disturbed, or as recommended in an arborist's or biologist's report.
18. **Prior to or concurrently with on-site grading activities**, permanent erosion control devices shall be installed.
19. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed through an effective erosion control device or drainage system approved by the County Engineer.
20. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.
21. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.

ATTACHMENT 2

22. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Conditions to be completed prior to occupancy or final building inspection /establishment of the use

Preservation of Trees and Native Vegetation

23. Should the 30" diameter Monterey Pine be impacted by development, all requirements of Condition 2(b) apply as well as the following Tree Replacement Requirements apply:
- a. The applicant shall submit for Planning Director review and approval, a Landscape Plan/Revegetation Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.
 - i. Type, size and planting locations of new Monterey pines required to mitigate for impacts to the existing 30" diameter Monterey Pine tree site. Container sizes for all replacement seedlings shall be one gallon. *Pinus radiata* var. *macrocarpa*, the native Monterey Pine tree, shall be used for replanting of any pine tree removed. No out of area Monterey Pine stock shall be used.
 - ii. Description of irrigation plans and plan notes shall indicate compliance with the standards of Vegetation Replacement in the North Coast Planning Area
 - iii. New trees shall be planted to reinforce the forest character on the site and on the street frontage, and to screen proposed development.
 - iv. Plan notes shall indicate that all new plants shall be maintained until successfully established and in addition, standard planting procedures shall be used.
 - b. Trees shall be planted prior to final building permit inspection.
24. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection. All landscaping shall be maintained in a viable condition in perpetuity.
25. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire/life safety measures.
26. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

ATTACHMENT 2

On-going conditions of approval (valid for the life of the project)

27. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 23.02.042 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
28. **All conditions of this approval shall be strictly adhered to**, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Land Use Ordinance.

Storm Water Pollution Control and Discharge

29. **On-going condition of approval valid for life of project**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68.